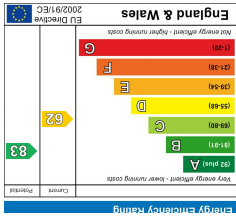




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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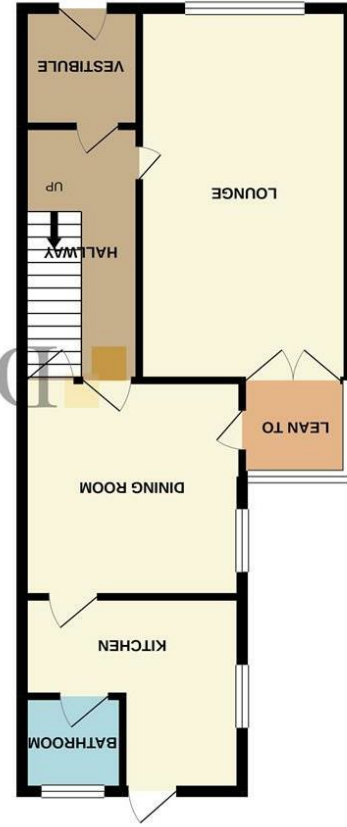
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



84 Gorseinon Road
 Penllergaer, Swansea, SA4 9AB
 Offers Over £135,000



GENERAL INFORMATION

DO YOU HAVE THE VISION? Coming to the market in need of modernisation, It's time to create your own dream property by bringing back to life this fantastic, traditional, dwelling which is set in a popular area which is situated a short drive to Penllergaer Woods, where you can revel in picturesque woodland walks. The accommodation is set on two floors with the ground flooring comprising: entrance vestibule, hallway with doors providing access to a large lounge and dining room. From the lounge you can access a lean to area which then flows back around to the dining room. Whilst in the dining room you can access the good sized understair storage and large kitchen. From the kitchen you access the downstairs bathroom and a door provides access to the large rear garden. First floor boasts three bedrooms and a cloakroom. To the rear of the property is a substantial sized garden perfect for the keen gardener or those who love to entertain outdoors. The location provides close M4 road links. Viewing is highly recommended to fully appreciate this wonderful and charming residence. Freehold. EPC - D

FULL DESCRIPTION

Entrance

Enter via uPVC obscure glass panel door into:

Vestibule

Decorative tiled flooring. Door providing access to:

Hallway

Radiator. Stairs to first floor landing. Doors providing access to the family lounge and dining room.

Family Lounge

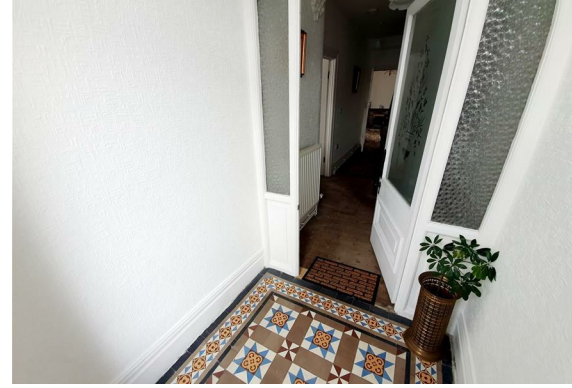
22'0" max x 10'10" (6.73m max x 3.32m)
UPVC double glazed window to front. Fireplace with fire surround. Two radiator. Double doors providing access to:

Lean to

UPVC double glazed window to side and rear. Door into:

Dining Room

13'4" x 10'6" (4.07m x 3.21m)
UPVC double glazed windows to side. Fitted carpet. Door to under stair storage. Door into lean to. Radiator. Fireplace with fire surround. Door into:



Kitchen

16'4" x 15'1" (4.98m x 4.61m)

Fitted with an arrangement of wall and base units together with pull out drawers and work surfaces over inset stainless steel bowl sink and drainer with swan neck mixer tap over. 4 ring gas hob. Plumbed for a washing machine. Storage cupboard housing a 'Worcester' boiler (Annually serviced, vendor advised) Partly tiled walls. Tiled flooring. UPVC double glazed window to front and side. Door to the rear garden. Door into:

Bathroom

Two piece suite comprising full pedestal wash hand basin and bathtub with mixer tap over. Radiator. Partly tiled walls. UPVC double glazed obscure window to rear.

First Floor

Landing

Fitted carpet. Loft access. Doors providing access to the three bedrooms and cloakroom.

Bedroom 1

16'1" x 9'11" (4.92m x 3.03m)

Two uPVC double glazed windows to front. Radiator. Feature fireplace. Fitted carpet.

Bedroom 2

11'8" x 9'8" (3.56m x 2.97m)

UPVC double glazed window to rear. Radiator. Fitted carpet.

Bedroom 3

11'1" x 8'2" to wardrobe (3.38m x 2.51m to wardrobe)

UPVC double glazed window to side. Radiator. Fitted carpet. Fitted wardrobes.

Cloakroom

Two piece suite comprising W.C and full pedestal wash hand basin. UPVC double glazed obscure window to side. Fitted carpet.

External

Front

The property is approached via a paved area to the front door with side access given to the rear garden.

Rear

A large rear garden mainly laid to lawn with a patio area and external WC.

